



## TOWN OF GOSHEN

42A NORTH STREET GOSHEN, CT 06756-0187  
PHONE 860 491-2308 x 232 FAX 860 491-6028

**Martin J Connor, AICP, Town Planner/Zoning and Inland  
Wetlands Enforcement Officer**

**To:** Planning & Zoning Commission  
**From:** Martin J. Connor, AICP  
**Subject:** Activity Report  
**Date:** January 23, 2024

**Scott Olson, 777 North Street, Special Permit Use - Country Club:** Mr. Olson has filed a Special Permit Application to utilize an existing 120' x 60' agricultural barn on his property as an indoor pickleball/tennis facility. I met with Mr. Olson and HIS Engineer, Bill Colby, P.E., and discussed and emailed them the required information needed on the Site Plan. The application requires the Commission to hold a public hearing and review the application and plans in accordance with Article 4, Site Plan Requirements and Article 5, Special Permits. A tennis club is included in the definition of a Country Club in the Regulations. Mr. Olson submitted a narrative and site plan which I reviewed offered the following comments:

1. *The Zoning Chart should list the existing property use as "Agricultural Use" not "Storage." The 2 existing barns were approved for agricultural use only. Barn 2 will remain for agricultural use per the narrative submitted.*
2. *The width of the existing driveway is not shown on the site plan. The driveway needs to be wide enough to accommodate 2-way travel and may need to be widened to 18 ft. Widening the driveway to accommodate 2-way travel could be a condition of approval.*
3. *The Lighting Plan is outstanding.*
4. *TAHD approval is outstanding.*
5. *A proposed floor plan should be submitted for the pickleball building.*

I recommend that the PZC set a public hearing on the application for 2/27/24.

**Alan C Rothfeld & Laura Colangelo, 24 Benjamin Lane, house addition – no zoning permit:** Investigated a complaint that an addition was constructed at 24 Benjamin Ln. without the necessary building, zoning, and TAHD approvals. Met with Bill Colby, P.E., who is representing the owner. Made a site visit. A-2 Survey is required. May require ZBA approval.

**Lynn Mulla, Landola Lakeside Vineyards, LLC, 42 Ives Rd., Farm Winery:**

Discussed via phone and in-person the reopening of the former Miranda Farm Winery by the new property owners and residents. They will be living on the farm and operating the farm winery in the same fashion as the Mirandas. Signed their Farm Winery Manufacturers Liquor Permit.

Signed off on CT Dept of Health Approval form for Smart Start Childcare Center at the Goshen Congregational Church, 5 Olds Middle Street.

Issued ZP 23-49 to Leslie Fitts, 287 W. Hyerdale Dr., deck addition.

Modified ZP 23-44 to Mitchell Avnet, 28 Meadowcrest South, to add in-ground pool to permit previously issued for a new dwelling.

Reviewed copy of correspondence to CT Siting Council from Attorney Kenneth Baldwin representing Verizon Wireless (Cellco) regarding their plans to improve the equipment shelter adding dish antennas at their existing cell tower facility, 442 North Street.

Reviewed and proposed a budget for PZC FOR Fiscal Year 2024-25. Since the current 2017 Goshen POCD needs to be updated by 2027, I recommend that the Commission request a \$7,500 capital request this year and next for preparation of the updated 2027 Goshen POCD. I would estimate a minimum of \$15,000 will be required to hire a consultant to work with the Commission in updating the Plan. No increases appear necessary to the current budget.